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September 30, 2016

Chris Flinn
Town of Jericho Planning and Zoning
P.O. Box 39
Jericho, VT 05456

Written Development Plan for Permit Amendment

Chris,

We are submitting the enclosed applications, plans, and supporting materials on behalf of the land owner, 364 VT Route 15, LLC, to amend the existing zoning permit for Jericho Market. We are requesting permission to not install the chain link fence behind the building at the mechanical pad as originally shown in the permit drawings.

Brief History & Project Intent

This parcel is also known as Lot #3 of the Green Crow (aka Villeneuve) subdivision, and is part of "The Sawmill" Planned Unit Development approved on 3/25/2010. The Lot 3 property has been redeveloped and carefully designed with a specific tenant, Mike Comeau, in mind, who has created a new Jericho Market at this location. Mr. Comeau successfully runs three other similar stores; the Richmond Market, Johnson's Sterling Market and the Village Market of Waterbury. These locally owned markets all provide convenient and quality products including many local products from grass fed beef, to local seasonal produce, and even Vermont wines and cheeses. Mr. Comeau's stores and management pride themselves on being an important part of their communities, and have carefully chosen this location in the Riverside Area of Underhill Flats Village Center in Jericho.

Project Overview

The parcel previously contained an existing 12,800 SF truck maintenance garage, gravel drives and associated parking. Previously the site was also being used as a temporary park and ride facility, which will be relocated to Lot 1 of the Sawmill Development. Lot 3 was originally associated with the +/- 18 acre former sawmill on the adjacent property until it was subdivided in 2001. Several attempts to redevelop the sawmill property have stalled, and the Jericho Market will be an excellent adaptive reuse of the property. The previous structure was well suited to this use and has been repurposed and expanded. The applicant has removed +/- 4,630 SF of older wooden structure closest to VT 15 and



retained the main steel truss building. The steel building has been expanded with new architectural elements as shown in the plans enclosed to create a “barn like” appearance consistent with the character of the surrounding area and the former sawmill use. The project has new landscaping, stormwater treatment, site lighting, utilities as well as ample parking and loading areas. The building also has new energy efficient HVAC and lighting systems as well as new gas, power, sewer and water connections.

Landscaping

Landscaping has been installed throughout the project, including new plantings within the parking lot and green space areas pursuant to Section 11.8 of the Zoning Regulations. The trash and recycling storage areas includes a structural enclosure and additional landscape screening to prevent nuisances. Internal parking lot landscaping is provided, with local and familiar species selected for these purposes. Placement of plantings along pedestrian routes is provided to facilitate separation from automobile routes in consideration of Section 11.3.

The loading and mechanical areas originally had architectural and landscape elements designed to aesthetically screen these areas and prevent nuisance. We are requesting permission to not install the chain link fence that was originally shown in the permit drawings. The following are a couple reasons as to why we are making this request:

- Concern with snow plow, car and delivery truck damage as it is shown to be on the edge of pavement.
- Access to the mechanical equipment for service. We would need multiple gates that would swing into the path of traffic and closing the gates would not allow enough room to work on the equipment safely.

Utilities

The following utilities have been installed for the project:

- Water for the project has been provided by a new 8” main connecting to the existing municipal system in Route 15. A hydrant is has been installed near the drive intersection with Route 15.
- Septic disposal and treatment occur onsite via grease traps, septic tanks, and a soil-based disposal system located in the green space at the western end of the site.
- Stormwater is collected in catch basins and via surface flow for treatment in a new dry swale near Dickenson Street before being discharged into a relocated drainage system. The project reduces the overall coverage of the site by 28.1%.
- Natural gas has been extended from the existing main fronting the site along Route 15 to service the renovated more efficient building.
- Electricity has been provided from the existing lines onsite via a new underground line and surface mounted electrical cabinet.
- Lighting for the site is provided by a combination of building and pole mounted lighting to meet the requirements of Section 11.11.



- New utilities are underground per Section 11.12.2., and design has been coordinated with the respective utility providers per Section 11.12.3.

Parking

There are 65 total parking spaces as shown on the site plans. Measures conforming with the intent of the Town Plan for ensuring safe pedestrian circulation and access to the building and green space have been provided in the form of sidewalks, pedestrian easements, cross walks and access aisle locations, signage and a covered porch/sidewalk along the building façade. As the Village Center and Sawmill PUD continues to be built out, connections to future pedestrian facilities can easily be accommodated with the current plan.

The applicant requests that this submittal serve as an amendment to the application for not installing the chain link fence at the mechanical equipment as originally shown. The applicant requests a public hearing for this application on 10/27/16. Please do not hesitate to contact me with questions.

Sincerely,

Jordan Armstrong
Assistant Project Manager
PeakCM, LLC



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